

CHAPTER 7 - Capital Facilities

Capital facilities include roads, sewers, parks and open spaces, schools, drinking water, stormwater, and all the government buildings that house public services. Capital facilities help define the quality of life for residents of Bayview Ridge. Law enforcement services protect lives and property. Sewer, water, and solid waste services meet a basic living need. Parks and dedicated open space provide for leisure and recreational needs.

Bayview Ridge will be a non-municipal Urban Growth Area (UGA). As a UGA, Bayview Ridge provides its population with a number of urban services and facilities. Although Skagit County is the governmental body responsible for capital facility planning within Bayview Ridge, many services are provided by special districts or neighboring municipalities. Likewise, the residents and industrial users of the UGA depend on county-provided facilities not located within the UGA boundaries, such as the fairgrounds, courthouse and ferry services. This capital facilities plan focuses on the provision of those public facilities within the Bayview Ridge UGA. It is a supporting document to the Capital Facilities element of the Skagit County Comprehensive Plan and the reader is referred to this plan for a detailed description of all county provided facilities.

Transportation facilities are addressed in detail in the Transportation Element. Private utilities such as electricity, telephone, and telecommunications are addressed in the Utilities Element.

What Facilities are Included in this Plan?

The Bayview Ridge Subarea Plan includes two categories of public facilities: those provided by county government and those by other public jurisdictions, as follows:

Skagit County:

- Parks
- Solid waste management and recycling services
- Stormwater management

- Law enforcement services

Other Public Jurisdictions:

- Fire protection services
- Airport
- Water Service
- Wastewater
- Schools
- Drainage Control District

While the intent of this element is to focus only on those capital facilities directly serving Bayview Ridge, it is often necessary to provide a general overview of the service provider. Likewise, capital projects in this element were intended to be only those occurring in Bayview Ridge, but in some cases projects listed in this document benefit a larger area.

RELATIONSHIP TO OTHER PLANS

Growth Management Act Requirements

The Capital Facilities Plan (CFP) Element is required under the Growth Management Act and is an important part of the Bayview Ridge Subarea Plan. According to Growth Management Procedural Criteria (WAC 365-195-210), the CFP element should contain at least the following features:

- An inventory of existing capital facilities.
- A forecast of the future needs for capital facilities.
- Proposed locations and sizes of expanded or new capital facilities.
- A six-year plan that will finance capital facilities.
- A requirement to reassess the land use element if funding falls short of meeting capital facilities needs, as well as ensure consistency between the land use element and the capital facilities element with its associated financing plan.

The CFP must be financially feasible; probable funding must be in place to pay for capital facility needs or else “reassess the land use element.” If the costs of the CFP exceeds the available revenue to pay for them, Bayview Ridge must reduce its level of service (LOS), reduce costs, or modify the land use element to bring development into balance with available or affordable facilities. The GMA does not preclude the county from taking other steps before reassessing land use, including reduction of LOS standards, reducing the quality of facilities that meet the quantitative standards, or reducing demand by reducing consumption.

Other requirements of the GMA mandate forecasts of future needs for capital facilities and LOS standards of facility capacity as the basis for public facilities contained in the CFP. As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as “concurrency.” In Skagit County, concurrency means:

- Facilities to serve the development shall be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time).
- Such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be “adequate.” Concurrency management procedures will be developed to ensure sufficient facility capacity is available for each proposed development.

Countywide Planning Policies

The element is also developed to be consistent with the Countywide Planning Policies. Portions of Countywide Planning Policy No.1 - Urban Growth and No.12 - Public Facilities and Services address capital facilities. These policies are summarized as follows:

Policy No. 1.7 – Urban Growth

Development within established urban growth boundaries shall, as a minimum, conform to those urban development standards in effect within the respective municipality as of April 1, 1999. Bayview Ridge UGA urban standards for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington

on April 1, 1999. UGAs with populations of over 1,500 or a Commercial/Industrial land allocation (new) over 100 acres shall have, as a minimum, the following levels of urban law enforcement and fire service levels:

Law Enforcement

One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.

Fire

Urban fire level of service standards for Urban Growth Areas are as follows:

1. *For Cities and their adjacent Urban Growth Areas, an ISO grading of five or better shall be maintained; otherwise*
2. *Within five minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute fire flow in an offensive (interior) attack, with a minimum of four firefighters, for responses to: structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems, or other hazardous conditions. The Fire Department shall also be capable of delivering a minimum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician for medical responses.*



Within 10 minutes of being dispatched, the Fire Department shall be able to support the interior structural fire attack with teams which may include: a ventilation team, a search & rescue team, a team for a backup line, and standby firefighters, totaling between 8 and 12 firefighters on-scene. The Fire Department shall also be capable of providing Heavy Rescue capability, including heavy hydraulics, at Motor Vehicle Accidents.

Within 20 minutes of being dispatched, the Fire Department shall be capable of delivering 1,500 per minute fire flow in a sustained defensive attack mode for structural fire responses. For buildings larger than 10,000 square feet, the Fire Department shall be capable of delivering 2,000 gallons per minute, and shall have an elevated master stream capability. These requirements shall be met for 90 percent of all incidents.

Mutual aid requested under the Mutual Aid Contract may be used to provide relief to the initial operating crews, but shall not be used to provide initial attack capability, support functions, or sustained attack capability. This does not preclude automatic aid agreements under separate contract, which does provide these capabilities or functions from other agencies.

Times are considered to be “Response Time,” which shall be measured by the sum of turnout time (the time from dispatch until the first arriving unit is enroute to the incident), plus travel time. Dispatch time shall be allocated a maximum of one additional minute, which is measured from the time the 9-1-1 call is received until the fire department is dispatched.

All operations shall be conducted in compliance with state and federal regulations, including training requirements for firefighters and maintenance requirements for equipment and apparatus.

All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code.

Policy No. 12 – Public Facilities

Countywide Planning Policy No. 12 is intended to ensure that those public facilities and services necessary to support development are available and adequate to serve development at the time of occupancy. Goal No. 12 specifically states:

CPP 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.

CPP 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities, and schools.)

CPP 12.3 A process shall be developed for identifying and siting essential public facilities. The Comprehensive Plan may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.)

CPP 12.4 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. The County shall work with the state, cities, communities, and utility providers to identify areas of shared need for public facilities.

CPP 12.5 Lands designated for urban growth by this Comprehensive Plan shall have an urban level of regional public facilities prior to or concurrent with development.

CPP 12.6 Development shall be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.

CPP 12.7 Public facilities and services needed to support development shall be available concurrent with the impacts of development.

CPP 12.8 The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

CPP 12.9 New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.

CPP 12.10 Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.

CPP 12.11 Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.

CPP 12.12 Library service within the county should be developed and coordinated to assure the delivery of comprehensive services throughout the County, with the county, cities and towns fairly sharing the burden.

- CPP 12.13 *A countywide recycling program shall be developed.*
- CPP 12.14 *Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.*
- CPP 12.15 *Skagit County shall provide results of the required six year capital facilities plan, including a financing plan, and these shall be consistent with land use designations.*
- CPP 12.16 *Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.*
- CPP 12.17 *The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230, provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted "interlocal agreements" that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.*

Other Related Plans

This capital facilities element is based on the individual capital facility plans, master plans and studies prepared by facility and service providers operating within the UGA. The recommendations of the following planning documents were used:

- Skagit County Capital Facilities Plan for 2008-2013
- Skagit County Transportation Improvement Program 2008-2013
- Bayview Ridge Urban Growth Area Capital Facilities Plan 2008-2013
- Skagit Regional Airport Master Plan Update, 2007
- 2005 City of Burlington Comprehensive Wastewater Plan and the 2007 Supplement (Resolution 15-2007)
- Six-Year Capital Facilities Plan, Burlington-Edison School District No. 100, adopted July 23, 2007
- Bay View Watershed Stormwater Management Plan Phase 1: The Bayview Ridge Urban Growth Area, February 2007
- Skagit County Coordinated Water Supply Plan, July 2000
- Water System Plan for Public Utility No. 1 of Skagit County, Final Draft - 2007
- Skagit County Comprehensive Parks and Recreation Plan, 2004

LEVELS OF SERVICE

Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. These LOS measures are often expressed as ratios of facility capacity to demand (i.e., gallons of water per customer per day or number of students per classroom). In order to use the level of service (LOS) method to determine facility needs, the county has selected how it will measure each facility (e.g., acres, gallons, etc.), and it identified the amount, or standard, it will adopt for each measure of the current and proposed LOS. Skagit County adopted these standards as part of the Capital Facility Element of the county Comprehensive Plan. The most recent version is the Six-Year (2008-2013) Capital Facilities Plan adopted December 17, 2007.

Current, adopted levels of service standards for Bayview Ridge are found in Table 7-1. These standards will determine the need for capital improvement projects, and they are the benchmark for testing the adequacy of public facilities for each proposed development where the concurrency requirement is established.

If necessary, county adopted LOS standards can be amended once each year as part of the Comprehensive Plan's amendment. This may be desirable if a deficiency of revenue compared to cost means that not enough money is available to construct facilities. Any LOS standard that is not financially feasible and is also subject to concurrency requirements must be adjusted using the following options:

1. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues and/or new sources of revenue); or

2. Reduce the average cost of the public facility (i.e., alternative technology or alternative ownership or financing), thus reducing the total cost and possibly the quality; or
3. Reduce the demand by restricting population (i.e., revise the Land Use Element), which may cause growth to occur in other jurisdictions; or
4. Reduce the demand by reducing consumption (i.e., transportation demand management techniques, recycling solid waste, water conservation, etc.), which may cost more money initially, but may save money later; or
5. Any combination of options 1-4.

TABLE 7-1
Level of Service Standards

Facility	LOS	
	Urban	Rural
Water	As established in Appendix A of SCC 14.28	
Sewer	As established in the City of Burlington Comprehensive Sewer Plan	
Stormwater	As established in Public Works Standards per SCC 14.36	
Police	1 officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is higher.	1 officer per 2,000 population served.
Fire	<p>1. For cities and their adjacent urban growth areas, an ISO grading of 5 or better, shall be maintained; otherwise.</p> <p>2. Within 5 minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute (gpm) fire flow in an offensive (interior) attack, with a minimum of 4 firefighters, for responses to structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems or other hazardous conditions. The Fire Department shall also be capable of delivering a mini-mum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician for medical responses.</p> <p>Within 10 minutes of being dispatched, the Fire Department shall be able to support the interior structural fire attack with teams which may include: a ventilation team, a search & rescue team, a team for a backup line, and standby firefighters, totaling between 8 and 12 firefighters on-scene. The Fire Department shall also be capable of providing Heavy Rescue capability, including heavy hydraulics, at motor vehicle accidents.</p> <p>Within 20 minutes of being dispatched, the Fire Department shall be capable of delivering 1500 gpm fire flow in a sustained defensive attack mode for structural fire responses. For buildings larger than 10,000 sq. ft., delivering 2000 gpm, and have an elevated master stream capability.</p> <p>The above requirements shall be met for 90% of all incidents.</p> <p>Mutual aid requested under the Mutual Aid Contract may be used to provide relief to the initial operating crews, but shall not be used to provide initial attack capability, support functions, or sustained attack capability. This does not preclude automatic aid agreements under separate contract, which does provide these capabilities or functions from other agencies.</p> <p>Times are considered to be "Response Time," which shall be measured by the sum of turnout time (the time from dispatch until the first arriving unit is en route to the incident), plus travel time. Dispatch time shall be allocated a maximum of 1 additional minute, which is measured from the time the 9-1-1 call is received until the Fire Department is dispatched.</p> <p>All operations shall be conducted in compliance with State and Federal regulations, including training requirements for firefighters, and maintenance requirements for equipment and apparatus.</p> <p>All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code.</p>	<p>A Washington Surveying and Rating Bureau (WSRB) with a public protection classification #8 or better and fire flow in accordance with the Coordinated Water Supply Plan (Section 4, Minimum Design Standards).</p> <p>Within an IF-NRL designation, a Washington Surveying and Rating Bureau (WSRB) with a public protection classification #8 or better and must be within 5 road miles from a recognized Community A fire station, or within 10 road miles to a recognized Community A fire station and within 5 road miles of a fire station housing an Initial Attack Fire Apparatus. Fire flow in accordance with the Coordinated Water Supply Plan (Section 4, Minimum Design Standards).</p>

ACKNOWLEDGING THE NON-MUNICIPAL UGA

Bayview Ridge Subarea Capital Facilities Planning Issues

Boundaries

The boundaries of the Bayview Ridge Subarea are based on topography, separation from the Skagit Valley floodplain and its associated agricultural lands, the existing pattern of development, and existing service area boundaries for public sewer and water systems. The intent of the Subarea Plan is to create a cohesive community of employees and residents with a high quality of life and a diversity of residential, industrial, airport, and community/public uses.

The Bayview Ridge UGA creates a new planning boundary. Historically, there has been no separation of the Bayview Ridge Subarea from the remainder of unincorporated Skagit County. Similarly, special districts such as drainage, fire, and schools have addressed Bayview Ridge only as a component of their larger district. Utility providers typically follow demand and they address this area only in the context of development activity. Subarea population and industrial development forecasts are only now becoming available. It will take time and promotion on the part of the county, working with the special districts and utility providers, to establish Bayview Ridge as a distinct planning area for capital facility improvements.

Population & Employment Growth

Based on the distribution provided in the Countywide Planning Policies, the Bayview Ridge UGA will plan for a population of 5,600 in 2025, which is 2.5 times the estimated 2006 population of 2238. Population figures are summarized in *Table 7-2*.

TABLE 7-2
Bayview Ridge Population Projections

Jurisdiction	Actual	Projected
	2000	2025
Bayview Ridge UGA	1,687	5,600

Employment within the Bayview Ridge industrial area is projected to increase from 1,456 in 1998, to 4,305 in 2025 (SR-20: Sharpes Corner to SR 536 NEPA Pilot Project Dwelling Unit and Employment Forecasts for Transportation Analysis Zones, CH2M HILL, December 2001).

COUNTY PROVIDED FACILITIES & SERVICES

County Parks

Parks, recreation and open space are addressed in more detail in Chapter 9 of the Subarea Plan. For purposes of this Capital Facilities Plan, the following discussion addresses only LOS and planned projects.

System Description

There are no county-owned parks located in the subarea. The Port of Skagit County has a 10.4-mile trail system. The trails are gravel surfaced and approximately 8 feet in width. The trails connect to Josh Wilson and Farm to Market Roads with a future connection to SR 20 planned. This trail system augments and connects to future trails through the residential and community center areas. Regional facilities outside the Subarea include Bayview State Park, Padilla Bay National Estuarine Research Reserve, the county-leased Padilla Bay dike trail, and several ballfields.



Level of Service (LOS) & Capacity Analysis

The following discussion of LOS standards for parks is adapted from the Skagit County Parks and Recreation Plan update adopted in May 2004.

A Level of Service analysis has traditionally been included in park and recreation plans as a useful way to inventory park and recreation facilities and to measure services to specific standards. Historically, a LOS value was calculated for each park and facility category based on population and then compared to a national standard. The practice of quantifying local levels of service to a national standard has not proven to be beneficial or justifiable. Each city, county or state's resources and needs are unique. Planning for parks services must arise from the abilities and goals of each individual jurisdiction. Because of this, the National Recreation and Park Agency ceased publishing their LOS standards.

Although LOS standards give an indication as to the degree of facilities and programs comparable Washington State counties provide their citizens, there are many other dynamic factors contributing to priorities/need in Skagit County. Skagit County need assessments are developed using public input, survey results, observed “use patterns,” as well as LOS comparisons of other counties. A combination of these contributory factors are weighed and ultimately ranked as to their overall degree of need. These results, along with current and forecasted population numbers, are used to determine an existing and future need statement.

The Skagit County Parks and Recreation (SCPR) department uses a four-pronged approach to assess facility and park needs. LOS standards are 25% of the formula used when establishing recreational needs. The formula has the following components:

1. LOS standards, which provide service levels from other Washington State Counties and provide guidance in establishing LOS standards in Skagit County;
2. Public input, which provides fundamental information from those who use or oversee facilities and programs in Skagit County and indicate facility or program need;
3. Use patterns, which provides information from those who use or oversee facilities and programs in Skagit County and indicate facility or program need;
4. Surveys, which provide a statistically valid means of distinguishing the needs of Skagit County residents.

The “level of service” standards are derived from an average of three Washington State counties. The counties used for comparison are Whatcom, Snohomish, and Spokane. Level of Service (LOS) standards are often derived by the number and size of facilities without accounting for the facility conditions. The condition of facilities becomes important for making proper comparisons in service levels. It is one of the reasons SCPR is incorporating several other factors into the equation when determining priorities.

Use patterns can be analyzed in a variety of ways. Lack of facility space, a shortage of campsites, or an overrun trail system may lead SCPR staff and/or Parks Board members to easily conclude needs are not being met. In other cases, the analysis may be more difficult. The fact that a facility is being used under capacity may lead some to believe the needs are being sufficiently met. Whereas, the real reason the facility is being under-used may be that the facility is in need of maintenance, in need of expansion, or in some other way may be inadequate. In

other situations, there may be a surplus of baseball fields on the west side of the county but a shortage on the east side, even though the LOS standards indicate there is sufficient amount of fields county-wide. Because of all of these variables, it becomes necessary for SCPR Staff/Board to look at every facility and/or program “site-specifically” to determine if in fact the needs of the community are being met. SCPR staff/board oversees facility use, has a current knowledge of the inadequacies and/or deficiencies of these facilities, and is the best resource for making this determination.

Deficiencies & Proposed Improvements

The 2006 Bayview Ridge Subarea Plan identified the need for 25 acres of community park, in addition to a trail system and smaller pocket parks throughout the residential area. The 2006 plan identified a number of park features, including specific types of ballfields, play areas, restrooms, and parking. That level of park detail was anticipated based on the assumption that there would be no public school in the UGA under a cautious interpretation of airport safety recommendations. As recommended by the Skagit County Planning Commission and adopted by the Board of County Commissioners, the plan does allow schools, with certain siting criteria, as a special use.

This update re-assesses the overall recommendation of a 25-acre community park with several other park and open space criteria:

- Need for school playfields; and desirability of sharing public facilities;
- Requirement for 10-15% airport safety open space in the residential areas;
- Recommended open area every 1/4 to 1/2 mile (Table 1.1, safety zone 6); and
- Open space separators between urban and rural areas.

The Skagit County Parks and Recreation Department has budgeted \$46,000 to develop a more detailed plan for these parks, recreation, and open space elements in conjunction with the development of the Planned Unit Development ordinance.

Solid Waste

System Description

Waste collection in Bayview Ridge is provided by Waste Management Northwest on a voluntary basis. Waste Management Northwest provides weekly collection of both solid waste and recyclables. Collected waste is hauled to the county's main transfer station located within the Subarea at the intersection of Ovenell and Farm to Market Roads. Residents and businesses within unincorporated Skagit County may also choose to self-haul solid waste and recyclables to the transfer station. All waste generated within Skagit County is long hauled, via rail, to the Roosevelt Regional Landfill in Klickitat County, Washington.



Level of Service (LOS) & Capacity Analysis

The LOS for solid waste is defined as 6 pounds per person per day. This LOS is used to determine the volume that must be accommodated within the transfer stations. The Skagit County Public Works, Solid Waste Department, reports that there are no current deficiencies or anticipated improvements.

All municipalities within Skagit County have mandatory garbage collection service. As the population of Bayview Ridge grows and the area is developed to urban densities, the county will need to review its collection policy. At some point in the future, mandatory collection may also be warranted within this non-municipal UGA.

Deficiencies & Proposed Improvements

No deficiencies are identified during the initial six-year planning period.

Law Enforcement (Sheriff's Department)

The traditional measure of law enforcement Level of Service is the ratio of officers to population served, which is a non-capital item from a strict capital facilities perspective. However, staffing is included in this plan, not only because it is the core of law enforcement, but because the Countywide Planning Policies require minimum staffing levels of service.

System Description

The Sheriff's Office is responsible for law enforcement within the unincorporated areas of Skagit County. The office also provides confinement of prisoners, serving of civil and legal processes, emergency response services, traffic control on county roads, search and rescue, and watercraft patrol. These capital facilities and services are addressed on a countywide basis in the *Skagit County Comprehensive Plan*.

As of 2008, the Sheriff's Office staff consisted of 119 total full-time employees, including the following:

01	Sheriff	05	Correction Sergeants
01	Undersheriff	37	Correction Deputies
04	Chief Deputies	14	Support Staff
07	Patrol Sergeants	01	Detective Sergeant
42	Patrol Deputies	07	Detectives

In addition, the department uses a volunteer force for search and rescue (SAR) operations and record functions. Patrolmen (43), and to a lesser extent, traffic officers (6) are available to respond to calls within unincorporated Skagit County.

Office space for deputies in the Bayview Ridge UGA is available in the 4,000 square-foot Search and Rescue/ Detachment Building at 11515 Knudsen Road. This building has sufficient space to house the additional officers through the six-year capital facilities planning horizon.

Level of Service (LOS) & Capacity Analysis

Countywide Planning Policy No. 1.7 specifies the LOS requirements for law enforcement officers within UGAs;

Law Enforcement

One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.

For rural areas, the standard is one deputy per 2,000 rural population.

Since the Countywide policies for law enforcement were adopted, national averages have risen. The national average is now 2.5 law enforcement officers per 1,000 population for rural counties or per 100 acres developed commercial or industrial property, whichever is the higher number. Counties in Washington State with a population of 25,000 to 50,000 average 1.12 commissioned deputies per 1,000 population. Skagit County Sheriff's Office has 1.13 officers per 1,000.

Using adopted levels of service, the number of law enforcement officers required to serve the Bayview Ridge Subarea in 2008 is 6.6, based on 657 acres of developed commercial/industrial acreage within the UGA). Staffing requirements for the 20-year planning horizon are summarized in *Table 7-3*.

Deficiencies & Proposed Improvements

Based on a LOS of one law enforcement officer per 100-developed acres of commercial or industrial land and approximately 1,280 developed acres in 2025, a total of 13 officers will be needed. Assuming the 8.8 deputies required in 2008 remain available, the County Sheriff's Office will need to provide 4.2 additional law enforcement officers by 2025.

It should be noted, however, that the Bayview Ridge UGA industrial area is expected to grow at a much slower rate over the planning period, and the need for law enforcement officers may grow at a slower rate.

Planned law enforcement projects are listed in *Table 7-4*.

TABLE 7-3
UGA Law Enforcement Requirements

Year	Population	Developed Commercial & Industrial (acres)	Level of Service Officers Per 100 Acres Commercial/Industrial		
			Adopted LOS 1 per 100 acres	Actual 2008 1.13 per 100 acres	Proposed LOS* 1.13 per 100 acres
2000	Estimated 2,238	657	6.6	7.5	
2015	Forecast 5,600	1,280	13.0	14.7	14.9
Additional Officers Needed by 2025			6.4		7.4

* NOTE: The proposed increase in LOS requires an amendment to the Countrywide Planning Policies. For purposes of the Bayview Ridge Subarea Plan, the adopted LOS is used.

TABLE 7-4
Planned Law Enforcement Projects 2007 – 2025

Project Date	Project	Cost (X \$1,000) 2007 Dollars	Source Of Funds
2025	6.4 Deputies	\$858	General

TABLE 7-5
County Law Enforcement Employee Rates Per 1000 Inhabitants as of October 31, 2006

County	Population	Commissioned	Commission Rate	Total	Total Rate
Counties Over 250,000					
King Co. S.O.	367,580	429	1.17	753	2.05
Pierce Co. S.O.	355,529	278	0.78	335	0.94
Snohomish Co. S.O.	320,110	261	0.82	323	1.01
Average	347,740	323	0.93	470	1.35
Counties 100,000 to 250,000					
Clark Co. S.O.	197,310	142	0.72	217	1.10
Kitsap Co. S.O.	169,090	128	0.76	164	0.97
Spokane Co. S.O.	129,915	138	1.06	191	1.47
Thurston Co. S.O.	131,805	88	0.67	113	0.86
Average	157,030	124	0.79	171	1.09
Counties 50,000 to 100,000					
Island Co. S.O.	52,035	39	0.75	46	0.88
Skagit Co. S.O.	50,345	56	1.11	107	2.13
Whatcom Co. S.O.	81,066	78	0.96	96	1.18
Yakima Co. S.O.	89,655	68	0.76	106	1.18
Average	68,275	60	0.88	89	1.30

Source: Crime in Washington 2006 Annual Report, Washington Association of Sheriffs and Police Chiefs

OTHER CAPITAL FACILITIES & SERVICES

Fire Protection

Three fire protection districts, operating out of three fire stations, now serve the Bayview Ridge Subarea. The extent of development within the Subarea and the designation of the Port of Skagit County property as a UGA have prompted on-going planning efforts between the fire districts to determine how to best serve the area. Currently, fire protection services are provided as follows:

- Fire Protection District No. 2 is a volunteer district serving the area south of SR 20 and a majority of the Bayview Ridge Heavy Industrial area. The District No. 2 station is located south of SR 20 and has been expanded by the addition of one more bay in anticipation of meeting future demand. The signalization of the SR 20/Farm to Market Road intersection enables emergency

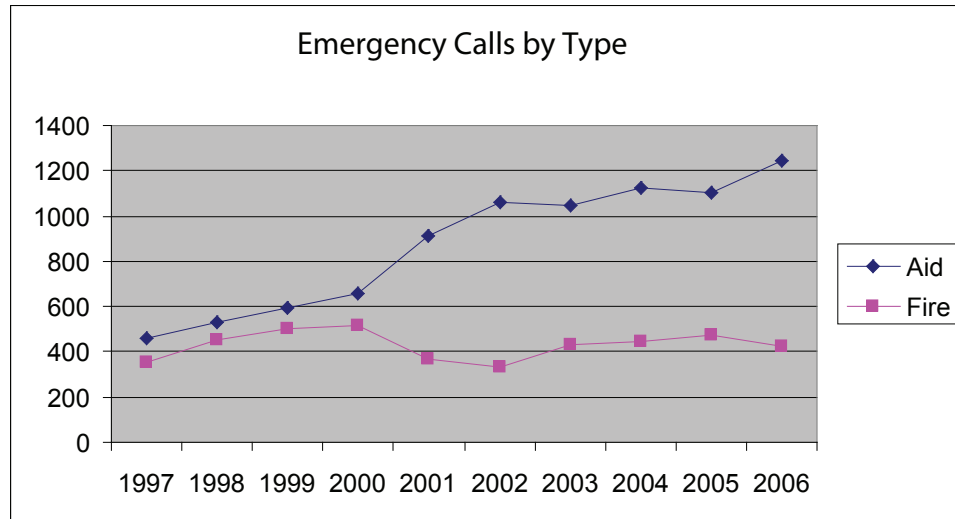
vehicles from the District to pass easily across SR 20 by triggering a red light. The majority of District No. 2's protection area lies outside the Bayview Ridge Subarea.

- Fire Protection District No. 12, also a volunteer district, provides fire protection services to the area north of Josh Wilson Road and west of Farm to Market Road, as well as the Paccar Technical Center (within the Bayview Ridge Subarea). The District 12 station is located in the community of Bayview, north and west of the Bayview Ridge Subarea.
- Fire Protection District No. 6, serving the majority of the Subarea, is co-located with the Burlington Fire Department, and serves an area extending west from Burlington to include the Bayview Ridge residential area and Country Club, the 1800-plus-acre Port of Skagit County ownership, and all private UGA acreage previously within Fire District No.12 north of Ovenell Road (excluding the Paccar Technical Center).

Fire District No. 6 serves an approximate 29-square mile area. The District contracts with the city of Burlington Fire Department and the two entities essentially operate

as one department. Total calls increased 105% from 1997 through 2006, as illustrated in *Figure 7.6* below.

TABLE 7-6
Fire District #6 Emergency Calls



Fire District No. 6, itself, has no full or part time employees. The city of Burlington employs six full time personnel and has approximately 37 part-time, paid on-call volunteer personnel. These city employees, using a combination of city and Fire District fire fighting vehicles, provide service within the city of Burlington and, by contract, to the Fire District.

Fire District No. 6 constructed a new fire station in 2005 on a donated 60,000-square foot parcel on Peterson Road within the Bayview Ridge Subarea (Projects No. FD6-101, 102, and 103 in the Capital Facilities Plan). The new 8,000 square foot station is manned under a residential fire fighter program supplemented by volunteers. The Fire District purchased one new fire engine. One engine, a salvage truck, and either a tender or second fire engine are housed at the new station.

The Bayview Ridge UGA must meet LOS requirements for urban level fire protection service. These requirements are specified in the Countywide Planning Policies. Negotiations are on-going and annexations have been initiated to ensure a coordinated approach to delivery of fire protection services. The County will also work with Paccar, Fire District 6 and the Port of Skagit County to provide improved access to the Paccar facility from the new District 6 station.

Based on Countywide Planning Policy No. 1.7, the LOS standard for UGAs is an ISO grading of five or better. ISO ratings measure the level of fire service protection available within a fire district. The ratings are based on a number of factors, including training, equipment, water availability, and response capability. Ratings fall within a scale of one to ten, with the lower number being better. An “A” next to a rating stands for tanker credit, which means that the district can provide a certain amount of water in a continuous flow for a specified time.

With fire protection services provided by three districts, the optimum configuration of district boundaries to protect final build-out of the Bayview Ridge UGA is under discussion. Negotiations ensuring a coordinated approach to delivery of fire protection services are in process.

Deficiencies & Proposed Improvements

Long-range fire protection needs will require increases in equipment, training, and manpower to maintain an effective level of protection. Fire District No. 6 will experience the greatest increase in demand for service. With increased urbanization of the Bayview Ridge UGA, increased full-time employment, as opposed to volunteer service, can be expected to occur.

Fire hydrant placement in urban density developments must be adequate to provide sufficient volume and pressure for fire fighting needs. These needs can be met through adoption and enforcement of development standards. The district constructed a new station within the Subarea in 2007. The property was donated. Other capital expenditures include a new fire engine and various equipment, as detailed in *Table 7.7*:

TABLE 7-7
Fire District #6 2008-2013 Capital Improvement Plan

Project Date	Project	Cost	Source of Funds
2008-2013	Fire Station Bond Payments	600,000	FCX
2008-2011	Fire Hydrant Upgrade	90,000	FR
2008	Replace Self-contained Breathing Apparatus	160,000	FR
2009	New Command Vehicle	40,000	FR
2009	Replace Engine 614	330,000	FR
2010	New Aid Response Vehicle	150,000	FR
2010	Replace Command Vehicle	40,000	FR
TOTAL		1,410,000	

Fire District No.2 – The District’s Capital Improvement Plan for 2007-2016 includes purchase of land for a new station and a new aerial pumper.

Fire District No.12 – The District’s Capital Improvement Plan for the years 2008-2013 indicates that capacity is adequate for demands and no major improvements are identified.

Water System

System Description

Public water service within the Bayview Ridge Subarea is provided by the Public Utility District of Skagit County (PUD No. 1). The majority of the Subarea is served by public water, although a few single-family homes are still served by private wells.

PUD No. 1 has certificated and pending water rights to 35.8 Million-gallons-per-day of source water per year. The PUD provides water service to new developments and, together with the city of Anacortes, serves the County’s urban areas. District infrastructure is recorded on maps and in individual project files in the District’s Office.

Water Supply. The District obtains its primary water supply from the Cultus Mountain watershed. A portion of the waters of Gilligan, Salmon, Mundt, and Turner Creeks are diverted to Judy Reservoir. This reservoir is created by two dams and stores 1,450-million gallons at water surface elevation 465 feet. A new pump station and pipeline from the Skagit River to Judy Reservoir will provide a more reliable alternative source of supply. It is scheduled for completion in 2008. A large portion of the unincorporated County population is served by the Judy Reservoir system. The Bayview Ridge area is currently served by interties with the city of Anacortes. The District has long-term plans to provide service to Bayview Ridge from the Judy Reservoir through a series of projects scheduled to be completed by the year 2020. With its 1996 Skagit River Memorandum of Agreement, PUD No. 1 does not anticipate any shortage of supply before 2050.

Treatment and Storage. Water is pumped from Judy Reservoir to the water treatment plant. The treatment plant is being expanded to 30 MGD peak flow, with an estimated completion in 2008. Treated water flows from the treatment plants to 4.2 million gallon storage tanks that supply the transmission system by gravity.

Transmission and Distribution. The transmission and distribution pipelines of the Judy Reservoir system consist of over 595 miles of water mains, and over 31 million gallons of potable water storage capacity.

Level of Service (LOS) & Capacity Analysis

The Skagit County Coordinated Water Supply Plan has adopted levels of service shown in *Table 7-8*. The adopted 2000 standards represent a decrease from previous years due to public awareness and water conservation methods.

TABLE 7-8
Water Demand Standards

Per Capita Consumption Gallons per Day	LOS
	2000
Urban	135
Rural	90
Urban Peak Day to Avg Day	2:1
Rural Peak Day to Avg Day	2.6:1

Water demand projections for the years 2000, 2010, 2020, 2030, 2040 and 2050 have been made using the water demand standards along with the population, commercial,

and industrial growth projections for the PUD No. 1 water service area. Year 2050 peak day demand for the District's service area is forecasted in the 2000 Skagit County Coordinated Water System Plan to be 70.2 MGD.

Bayview Ridge Subarea

Water system improvements in the Bayview Ridge Subarea have responded to the needs of the Skagit Regional Airport, industrial development, and the residential subdivisions located in the eastern portion of the Subarea. The Subarea is currently served by PUD No. 1 through an intertie with the city of Anacortes. Distribution lines in Bayview Ridge range from 3 to 18 inches in diameter. There were 586 residential and commercial meters in 1994, and approximately 726 meters in 2000. One of the district's top ten high demand customers, Sierra Pacific Industries mill, is located in the subarea.

The PUD's capital improvement plan anticipates urban development of the full Urban Growth Area (UGA) and includes a series of projects that will provide service to the UGA from the Judy Reservoir system by the year 2020. A new 2.9 million gallon storage reservoir for the Bayview Ridge area was constructed in 1999. This reservoir was sized to accommodate increased storage and to reduce reliance on the intertie with the Anacortes system. Available reservoir storage is dependent on the topography of the area served so as to maintain minimum pressure. However, it is expected that the tank could serve 8,290 Equivalent Residential Units (ERUs) at build-out for this Subarea.

Planned water system improvement projects specific to the Bayview Ridge area are summarized in *Table 7-9*.

TABLE 7-9
Planned Water Projects - PUD No. 1
2007 – 2013

Project Date	Project ¹	Cost	Source Of Funds ²
2009	Hilynn Dr, Peterson Rd-Gull Dr. Pipeline	\$ 122,000	PUDSR
2011	Discovery, Peterson - Gailee	\$ 28,000	PUDSR
Indefinite	Peterson Road Pump Station	\$ 100,000	PUDSR
Total		\$ 250,000	

¹ Budget constraints and unforeseen response to municipal-driven projects throughout the PUD No. 1 service area may change the dates these projects are scheduled.

² Source: PUD No. 1 Final Draft 2007 Water System Plan. Estimated costs in 2007 dollars.

In addition, the District's capital improvement plan includes projects addressing the following:

- Increase the District's water service capacity.
- Water treatment improvements (quantity and quality) at the Judy Reservoir water treatment plant.
- Replacement of aging transmission lines.
- Enactment of a new gridding plan for the water distribution system.
- Expansion of water storage capacity.

A portion of Ovenell Road does not have public water installed. This section of line will be installed by the developer when property in the area is further developed.

Wastewater

System Description

The city of Burlington provides sewer service to the industrial area and existing residential subdivisions within Bayview Ridge. The city of Burlington's sewer system service area includes the area within the city limits, as well as surrounding unincorporated areas. The service area is divided into the western and eastern service areas. Bayview Ridge, including the residential area and the Port of Skagit County, is situated within the western service area. The sanitary sewer collection system at the Port of Skagit County was purchased by the city of Burlington in 2000, after expiration of the original Interlocal Agreement for service. Port tenants are now city sewer customers.

The city of Burlington sanitary sewer system consists of a wastewater treatment plant and numerous collection system facilities and sewer mains.



Level of Service (LOS) & Capacity Analysis

Adequate design of wastewater treatment and conveyance facilities requires the determination of the quantity and quality of wastewater generated from each of the contributing sources. Increases in wastewater flows can be attributed to a variety of sources: population and commercial growth in sewer areas, extension of sewer service to areas previously on septic systems, and increases in infiltration and inflow. The majority of flow increases to the western service area will be generated by extension of sewer service into the Bayview Ridge residential area and general growth within the UGA.

The flow design standards established in the 1996 *City of Burlington Wastewater Facilities Plan* are summarized in *Table 7-10*.

TABLE 7-10 Wastewater Flow Design Standards	
Average Dry Weather Flow	LOS
Residential (gpcd)	70
Commercial (gpad)	1,200
Industrial – West Service Area (gpad)	500
Industrial – East Service Area (gpad)	1,200

Table 7-11 shows the wastewater flow projections for the years 2007-8 and 2025. Projections were made using the flow design standards along with the population, commercial, and industrial growth projections for the city of Burlington sewer service area.

TABLE 7-11 Wastewater Flow Projections		
Flow (MGD)	2007-8	2025
Avg. Dry Weather Flow	1.37	3.73
Avg. Annual Flow	1.6	4.48
Max. Monthly Flow	1.94	5.05
Peak Daily Flow	2.16	8.84

Deficiencies & Proposed Improvements

The city of Burlington wastewater treatment plant expansion was completed in 2001. This expansion to 3.79 million gallons per day provides treatment capacity through 2025.

Numerous improvements to the sewer collection system have been made in the last decade to serve the growing industrial area. For example, pump station #8 was added at Peterson and Avon-Allen Roads in order to provide an independent pressure flow from the base of the hill to the sewer treatment plant. Further upgrades will need to be made, most notably along Peterson Road, and these improvements will be financed by developers of adjacent properties.

Schools

System Description

The Burlington-Edison School District has 5 elementary schools and one high school. The Bayview Ridge Subarea is served by Bay View Elementary, located adjacent to the subarea on the north side of Josh Wilson Road, and Burlington-Edison High School, located in the city of Burlington. According to the Burlington-Edison School District No. 100 2007 Six-Year Capital Facilities Plan, the District's 2006-07 permanent capacity is 3,425, whereas the full-time equivalent enrollment on September 1, 2006, was 3,788. The District is using relocatable facilities to house students in the interim period until new permanent facilities become available.



Level of Service (LOS) & Capacity Analysis

The district's standard of service is a class size of 25 students per classroom. The "relocatable" or portable classrooms used to house the excess enrollment "are not included in the calculation of the District's permanent capacity." Further, the standard may need to be adjusted as the student population changes, according to the district's capital facilities plan.

The 2007 Six-Year Capital Facilities Plan forecasts an enrollment increase of 19 percent from 2006 to 2012.

In the short-term, increased growth is anticipated throughout the district. The Six-Year Capital Facilities Plan notes that: “Adjustments in school boundaries are periodically required to alleviate the capacity problems at individual elementary schools. In the long term, it is expected that significant growth will occur outside the Burlington city limits in the western and northern parts of the District.”

For the District as a whole, there is not sufficient capacity to house students until additional capacity at the elementary school level is provided. Portable or “relocatable” classrooms are used within the District and will continue to serve as interim facilities, but are not included in the calculation of the District’s permanent capacity. The Burlington-Edison School District has established a class size standard of 25 students per classroom, although this may be increased to 30 when necessary.

The permanent capacity and September 2006 enrollment of the facilities projected to serve the Bayview Subarea are shown in *Table 7-12*

School	Permanent Capacity	Sept 2006 Enrollment
Bay View Elementary	425	
Burlington-Edison High School	1,075	1,075
District-wide	3,425	3,788

Construction of another elementary school, additions to existing elementary schools, or the acquisition of additional school sites would require voter approval of another bond issue.

Deficiencies & Proposed Improvements

The School District relates projections of new dwelling units to the number of new K-12 students. Countywide planning policies allocate 3,870 more people to the Bayview Ridge Subarea between 2008 and by 2025. Assuming 2.5 persons per household, this equals 1,519 new homes. Using School District projections, the 1,519 new homes would generate approximately 711 new students, 528 elementary students and 183 high school students. At the elementary level, this represents approximately 21 new classrooms (assuming 25 students per classroom).

Drainage

System Description

Existing surface drainage within the Bayview Ridge Subarea is accommodated by drainage systems (primarily open ditches) in the developed areas and by sheet flow in undeveloped areas. No natural channelized systems exist within the Subarea. Higgins Slough flows along the southeast corner of the Subarea. The southeastern and southwestern portions of the Subarea lie within Drainage District 19; the remainder of the Subarea lies within the Skagit County Drainage Utility and Drainage District No. 14. Downstream, drainage from Bayview Ridge flows to sloughs which outlet to Padilla Bay and to drainage ditches constructed and maintained by Drainage Districts No. 14 and 19, Dike and Drainage District No. 12, and the Skagit County Drainage Utility.



As the Bayview Ridge Subarea has developed, the increased impervious surfaces have resulted in increased volumes of surface water runoff and increased peak flow rates. The increased runoff can impact the low-lying farmlands, which are typically within one of the Drainage Districts. Some stormwater detention and water quality facilities have been constructed within the Subarea, including within the Port of Skagit County ownership. Although detention facilities have been constructed within the residential area, these facilities are not always adequately maintained, and, in some instances, this results in little or no detention capability.

In July 1995, Drainage District No. 19 entered into an agreement with the Port of Skagit County to accept runoff from Port property. The Port compensates the District for capital costs associated with improvements to the District’s drainage system that are required to accommodate the additional runoff. The District is not responsible for the Port’s stormwater system outside of the District’s boundary.

Downstream recipients of stormwater runoff from the Bayview Ridge Subarea include Drainage Districts No. 14, and 19, and Dike and Drainage District No. 12. For Districts No. 12 and 14, the downstream drainage district ditch systems are at capacity, and runoff from the Subarea can increase flooding of farmland near the base of the hill. The individual Districts have different drainage facilities and consequently, different approaches to accommodating upland drainage. Stormwater discharge to downstream drainage district facilities is not coordinated at this time.

In 2006, Skagit County completed the Bay View Watershed Stormwater Management Plan for the Bayview sub-basin to determine the impacts of the increased stormwater discharge due to development within the Subarea.

Level of Service (LOS) & Capacity Analysis

District No. 19 maintains all drainage facilities within the Indian Slough Basin, which is divided into the Little Indian Slough Basin and the Big Indian Slough Basin. This drainage basin encompasses most of the designated Urban Growth Area. Because of its trend toward urbanization, many stormwater treatment and conveyance systems already exist within this drainage basin, including a pump station at the outlet. Flooding in Big Indian Slough appears to be concentrated near the confluence of the runoff from the Urban Growth Area, including Skagit Regional Airport, and the main stem of Big Indian Slough. A bypass channel is proposed by the Bay View Watershed Stormwater Management Plan to alleviate the flooding in this area. Flooding in Little Indian Slough appears to be limited to the upper portion of the basin, which can be managed through culvert and channel upgrades upstream of Farm-to-Market Road.

Dike and Drainage District No. 12, adjoining the Subarea on the west, utilizes a system of pumps and tide gates to discharge water to Padilla Bay at No Name Slough. There are few ponds or stormwater detention facilities within the No Name Slough basin. One primary detention facility is located on the Paccar property. A new detention facility is being constructed on Port property northeast of the intersection of Ovenell Road and Farm-to-Market Road. A regional detention facility is proposed by the Bay View Watershed Stormwater Management Plan north of Marihugh Road, although this District has expressed concern that requiring detention of upland storm water runoff may exacerbate existing problems by not fully utilizing all low tide events. Increased pumping capacity is proposed to reduce the flooding in the slough's lowland areas. In addition, replacement of several undersized culverts is recommended.

Drainage District No. 14 lies northeast of the Subarea. A drainage analysis was prepared by the District in 2002 (Letter Report, January 29, 2002, Semrau Engineering) which analyzed the capacity of the District's ditches and outfalls. That portion of the Bayview Ridge Subarea which drains to District No. 14, drains to the South Spur Ditch; which flows into the Joe Leary Slough system. The outfall of the Joe Leary Slough is dependent on tidal fluctuations. The South Spur Ditch currently has insufficient capacity to accommodate storm flows, and stormwater flow in the Ditch is impacted by backwater effects near its confluence with Joe Leary Slough. To alleviate these concerns, a pump station is proposed in the Bay View Watershed Stormwater Management Plan at the downstream end of the South Spur Ditch. As with the other drainage basins in the Bay View Watershed area, flooding in Joe Leary slough is largely driven by the tidal cycle. The Bay View Watershed Stormwater Management Plan recommends several alternatives, such as construction of a slough bypass, conveyance modifications to allow additional storage near the outlet, and a pump station at the outlet.

Deficiencies & Proposed Improvements

As Bayview Ridge continues to grow, the increased development will result in additional surface water runoff.

The majority of drainage from the Port of Skagit County ownership discharges to a Drainage District No. 19 ditch crossing Higgins Airport Way, just north of SR 20. This ditch eventually discharges into Big Indian Slough and Padilla Bay.

The 1998 Port of Skagit County Bayview Business and Industrial Park and Skagit Regional Airport Stormwater Management Plan addresses existing and potential drainage problems within the Port ownership. The drainage system consists of roadside ditches, detention/retention ponds, culverts, and conveyance pipes. The Skagit Regional Airport Stormwater Management Plan includes a detailed storm drainage capital improvement program and to date, improvements have been constructed as proposed. Within the Bayview Business and Industrial Park, stormwater detention is provided on a regional basis, but water quality treatment is the responsibility of individual properties. Water treatment facilities are included in detention facilities for the Airport, however.

Runoff from privately held industrial lands (i.e. outside the Port ownership) will be required to meet County surface water/drainage requirements contained in SCC

14.32. Both detention and water quality treatment will be provided on a lot-by-lot basis as development occurs.

The Stormwater Management Plan for the Bayview Sub-basin addresses issues such as a capital facilities program and financing plan which recognizes the interrelationship and overlap between the County Drainage Utility and Dike and Drainage District No. 12 and Drainage Districts 14 and 19. It is the intent to develop agreements between the County Drainage Utility and the Drainage

Districts to coordinate discharge to the downstream drainage facilities. In addition, the County is evaluating the option of having developers contribute toward regional facilities prior to construction. Project level facilities, funded by project developers at the time of development, will be provided consistent with the standards and BMPs presented in the Department of Ecology Stormwater Management Manual.

TABLE 7-13
Public Works: Surface Water Management CFP Projects (All Costs are Times \$1,000)

Project Name	Year Scheduled / Cost (Thousand)						Totals
	2008	2009	2010	2011	2012	2013	
Bayview Phase I Bayview Ridge Subarea							
No Name Slough – Improve Conveyance of Existing Channel	\$40						\$40
No Name Slough –54-cfs Outfall Pump Station		\$347	\$721	\$750			\$1,818
Joe Leary Slough –Peth Property Bypass Channel	\$178	\$300	\$440				\$918
Joe Leary Slough –Joe Leary Slough Channel Widening	\$106	\$111					\$217
Joe Leary Slough –4 Bridge Replacements	\$100	\$416					\$516
Joe Leary Slough –South Spur Ditch Channel Widening	\$52	\$55					\$107
Little Indian Slough – Increase Channel Upstream of FM Rd			\$35				\$35
Little Indian Slough –48” Culvert L1-C-1 Replacement			\$91				\$91
Little Indian Slough –48” Culvert L1-C-2 Replacement			\$41				\$41
Big Indian Slough – Outfall Detention Pond					\$726	\$3,100	\$3,826
Big Indian Slough – Channel Widening	\$162	\$168					\$330
Big Indian Slough –Replace 3 Culverts with Bridges	\$75	\$312					\$387
Bayview Subtotal	\$676	\$1,654	\$1,328	\$750	\$726	\$3,100	\$8,234

CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan is prepared to prioritize projects and predict fiscal trends based on revenues and expenditures. This enables the governing body to maintain

and improve public facilities and infrastructure to meet established standards. A summary of capital improvement projects is presented in *Table 7-14*.

Acronyms used throughout this section for funding sources are presented in *Table 7-15*.

TABLE 7-14
Capital Facilities Plan Project Summary

Project Date	Project	Cost	Source of Funds
2008-2013	Surface Water Management	\$8,234,000	DU/VIF
2008	Public Works Transportation Study	\$60,000	GF
2008	SCPR Parks Plan	\$46,000	GF
2008-2013	Fire District 6 Projects	\$1,410,000	CX/FR
2009-2013	PUD #1 Water Systems Improvements	\$250,000	PUDSR
2010	Burlington-Edison School Dist. K-8 School	\$22,000,000	GO/SMF/IF
Subtotal		\$32,000,000	

See individual project lists for source of cost data.

TABLE 7-15
Funding Source Legend

Acronym	Source
FCX	Fire District Current Expense
FR	Fire District Reserves
GO	General Obligation Bonds
GF	Skagit County General Fun
IF	Impact Fees
PUDSR	PUD System Revenue
RB	Revenue Bonds
SMF	State Matching Fund
VIF	Voluntary Impact Fee

GOALS, OBJECTIVES, & POLICIES

Goal 7A Ensure that the infrastructure, facilities and services necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.

Objective 7A-1 Provide adequate public facilities to the Bayview Ridge Urban Growth Area.

Policy 7A-1.1 Development of capital facilities within the Bayview Ridge Urban Growth area shall conform to urban development standards.

Policy 7A-1.2 Providers of public facilities are responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees and/or mitigation payments for a portion of the cost of public facilities.

Policy 7A-1.3 Each Comprehensive and Capital Facilities Plan for a specific facility type shall include an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.

- Objective 7A-2 The *Skagit County Capital Facilities Plan*, that is the umbrella document linking all the individual facility plans together, shall be updated annually so that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.
- Policy 7A-2.1 *The forecast of the future needs shall be included based on the levels of service or planning assumptions selected and consistent with the growth, densities and distribution of growth anticipated in the land use element.*
- Policy 7A-2.2 *The schedule and priority for each Capital Facility shall be based on the demand for service, identified problem areas for each type of facility, opportunities for incorporating long range facility improvements with proposed development projects, and required sequence of improvements for the facility in question, as applicable.*
- Policy 7A-2.3 *Encourage the involvement of citizens in the capital facilities planning process.*
- Objective 7A-3 Require new development to pay its fair share of the costs associated with new development.
- Policy 7A-3.1 *Skagit County should adopt an Impact Fee Ordinance for the Bayview Ridge Subarea.*
- Policy 7A-3.2 *Security measures such as good visual access, safe street design, visible addresses, over-all visibility, and lighting should be incorporated into site design. Organized block-watch programs should be encouraged within the residential area.*
- Objective 7A-4 Coordinate water and sanitary sewer extensions with PUD No.1 and the City of Burlington.
- Policy 7A-4.1 *Public water supply for new development shall conform to or exceed the Coordinated Water System Plan (June 2000) minimum design guidelines and standards for public water systems.*
- Policy 7A-4.2 *Sanitary sewer system extensions and connections shall be consistent with the City of Burlington Comprehensive Wastewater Plan.*
- Policy 7A-4.3 *Existing and new interlocal agreements regarding provision of sanitary sewer service outside the Burlington City Limits shall be updated or renewed upon expiration in a manner that is consistent with the following: the adopted Countywide Planning Policies, the City of Burlington Comprehensive Plan, and the Skagit County Comprehensive Plan as adopted in compliance with the Growth Management Act, along with relevant interlocal agreements and regulations.*
- Objective 7A-5 To influence the development and use of the water resources in Skagit County in a manner that is consistent with the Countywide Planning Policies and the Comprehensive Plan.
- Policy 7A-5.1 *The Bay View Watershed Stormwater Management Plan Phase 1: The Bayview Ridge Urban Growth Area, February 2007, the adopted stormwater management plan for the Bayview Ridge Subarea, shall be updated as needed.*
- Objective 7A-6 To practice integrated and efficient management of solid waste in accordance with Washington State waste management priorities to protect and enhance the present and future environmental quality and public health in Skagit County through education, regulations, and economic incentives.
- Policy 7A-6.1 *Solid waste management should be provided with adequate resources to manage solid wastes safely, efficiently, and equitably, and should be consistent with State priorities while recognizing local conditions.*
- Policy 7A-6.2 *Reducing per capita waste consumption should be supported through educational and legislative efforts that are directed towards changing consumer and industrial practices.*
- Policy 7A-6.3 *Recycling efforts and opportunities in the Bayview Ridge Subarea should be maintained at a high level to increase the recycling rate annually.*
- Policy 7A-6.4 *Environmental and economic impacts shall be considered and balanced when determining disposal practices.*
- Policy 7A-6.5 *Individuals should be encouraged to take personal and financial responsibility for the proper management of the wastes he/she generates.*

Impact Fees

Impact fees are authorized by Statute for road, school, and park improvements according to specific criteria (RCW 82.02). If the County ever elects to add this optional revenue source, additional documentation and calculation will be needed to comply with the impact fee law, and an ordinance will need to be enacted, following appropriate level of public hearings.

